

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF EIGHT (8) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 95.2, 0201, 0205, 0501, AND 0503, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$28,000.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired EIGHT (8) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 95.2, 0201, 0205, 0501, and 0503, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said EIGHT (8) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned EIGHT (8) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 95.2, 0201, 0205, 0501, and 0503, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$28,000.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of EIGHT (8) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 95.2, 0201, 0205, 0501, and 0503. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these EIGHT (8) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

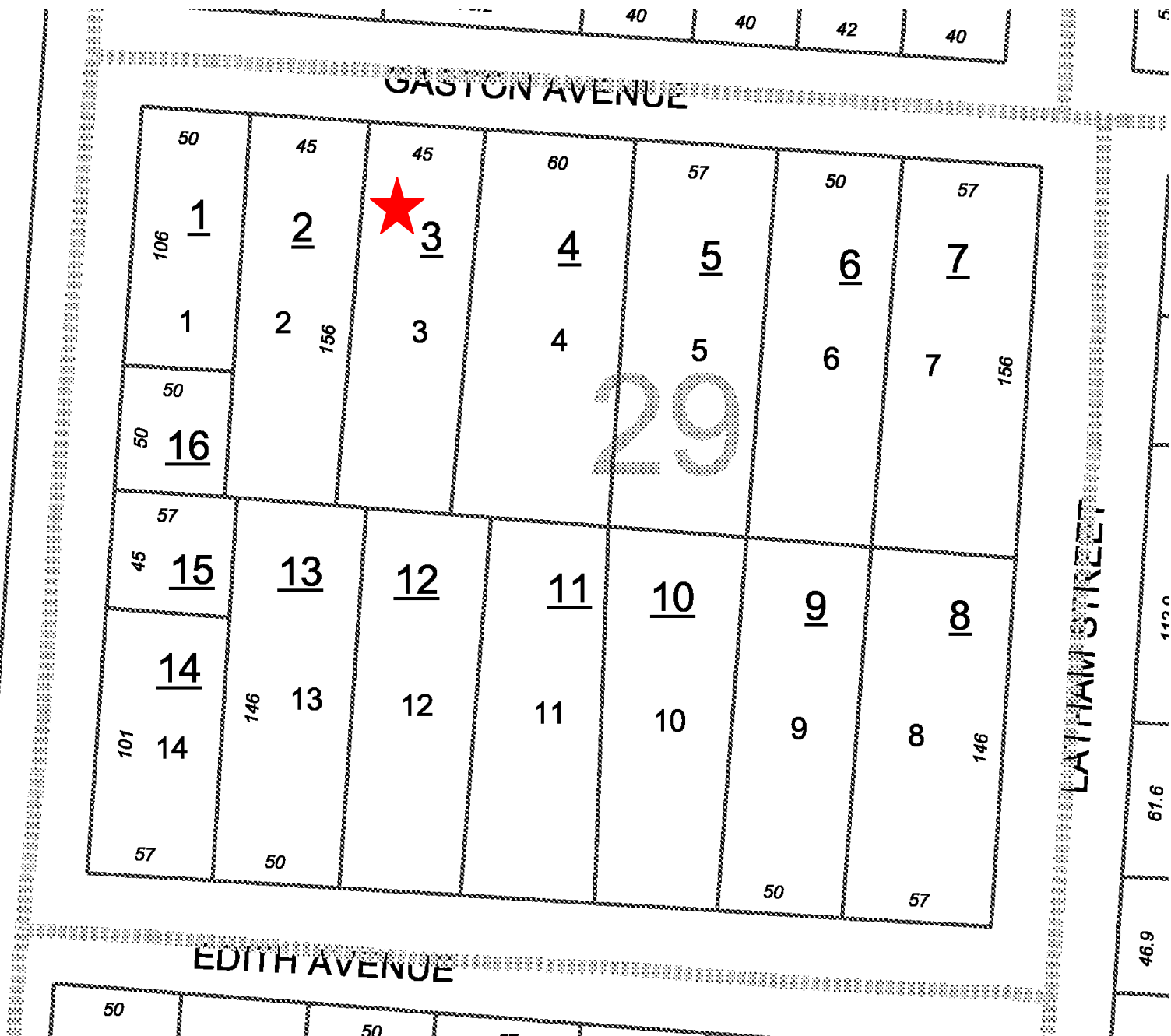
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

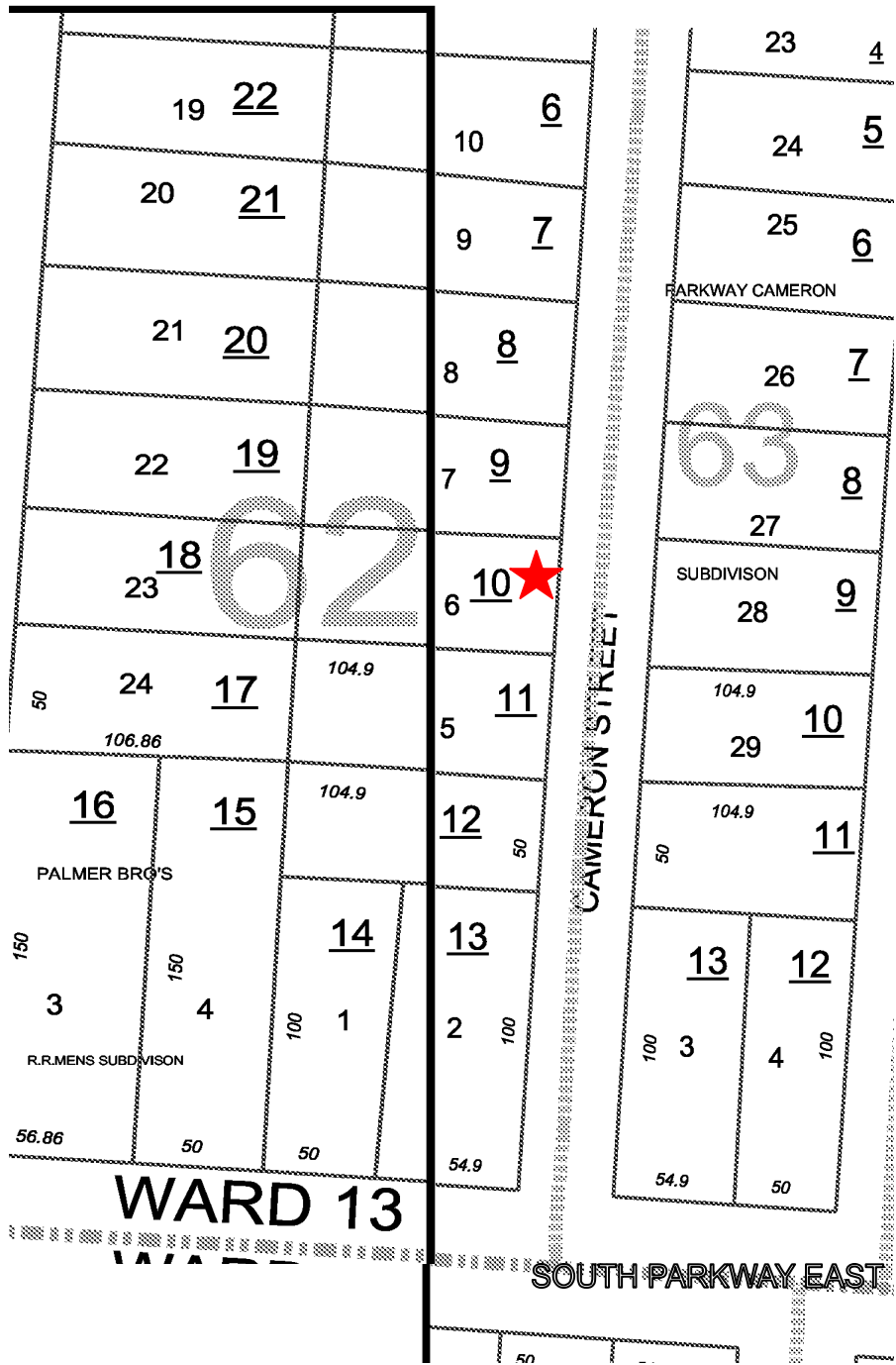
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
574	0201	013029000000030	267 Gaston Ave. 45' x 156'	R-MM	\$9,992.03	Darron Clayton & Wendy Thompson Clayton	\$2,000.00	\$1,500.00	Extend Property Size
761	0501	013062000000100	1427 Cameron St. 50' x 104'	RS-6	\$4,000.00	Patrice Rogers	\$5,000.00 House	\$4,000.00	Investment
648	0005	020090000000020	Cochran St. 58' x 110'	RES	\$695.43	Caroline Thomas	\$6,000.00	\$5,000.00	Investment
2061	0503	024055000000020	95 E. Trigg Ave. 33' x 130'	RS-6	\$8,145.31	Vision Ten, Inc.	\$1,500.00	\$1,500.00	Investment
2075	0503	024055000000600	Horace St. 34' x 130'	RS-6	\$3,572.93	Vision Ten, Inc.	\$1,700.00	\$1,500.00	Investment
3003	0503	026068000000180	1182 Wilson St. 50' x 150'	R-D	\$16,905.40	Memphis Property Management & Investors, Inc.	\$8,000.00 Duplex	\$8,000.00	Investment
4391	0205	034015000000240	1626 Grimes St. 61' x 60'	R-D	\$15,048.73	Mack Mathews & Derrick Doty	\$5,000.00 Duplex	\$5,000.00	Investment
5276	95.2	034050000000180	1477 Marjorie St. 84' x 104'	CL	\$3,950.56	Archie M. Collins	\$2,500.00	\$1,500.00	Investment
8 Properties							Total	\$28,000.00	

Ward 13

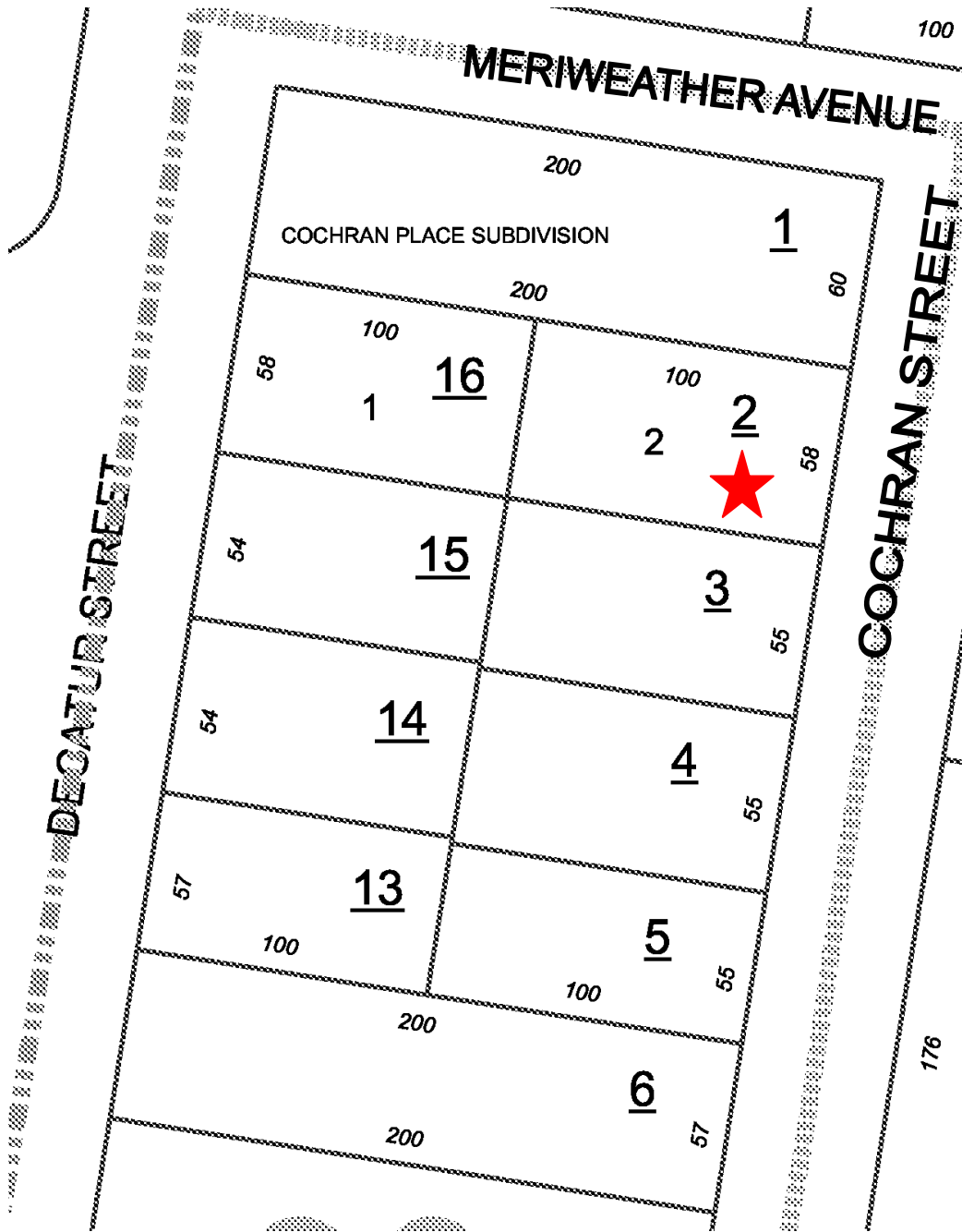


013 0290 0 00003 0

Ward 13



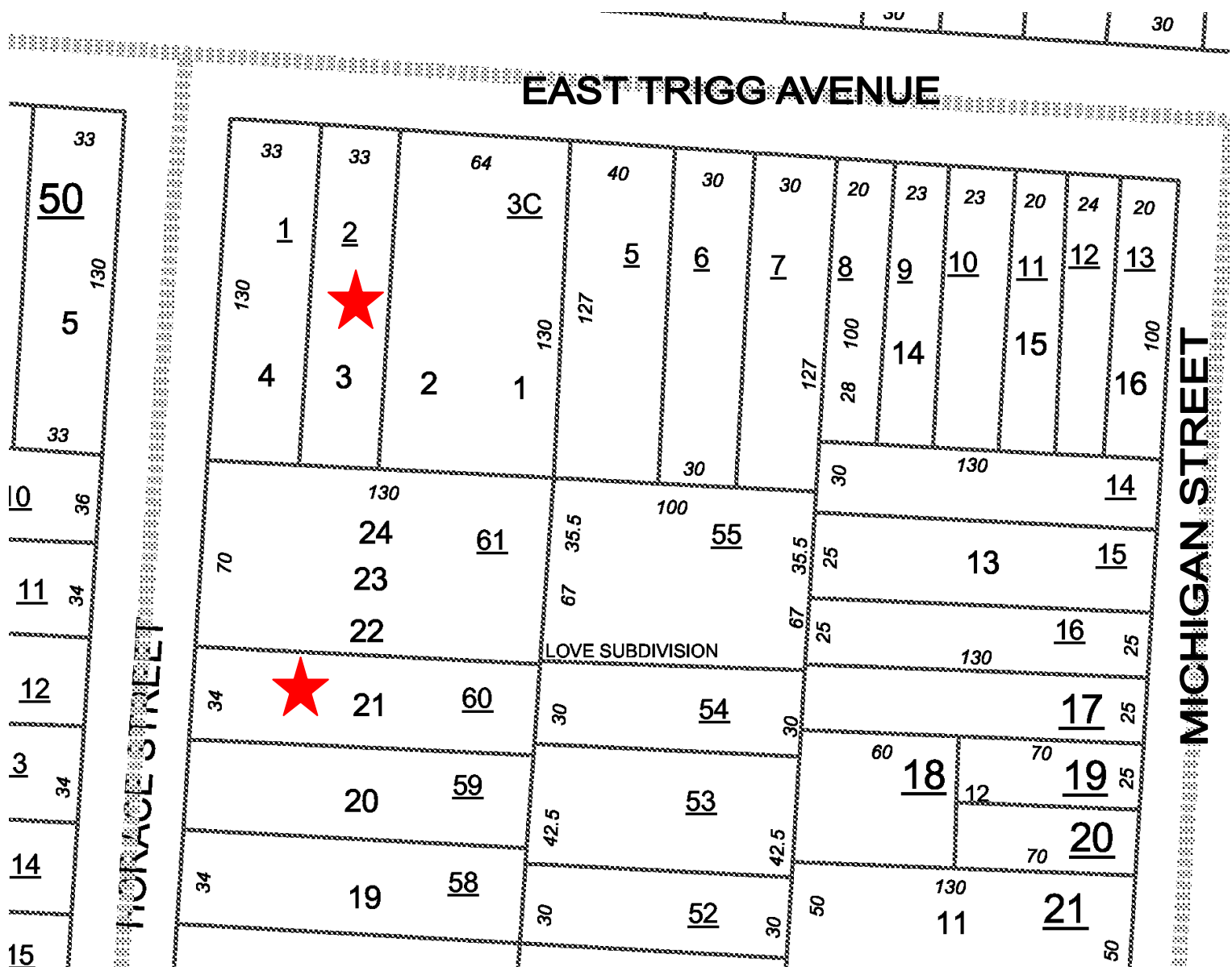
Ward 20



POPLAR AVENUE

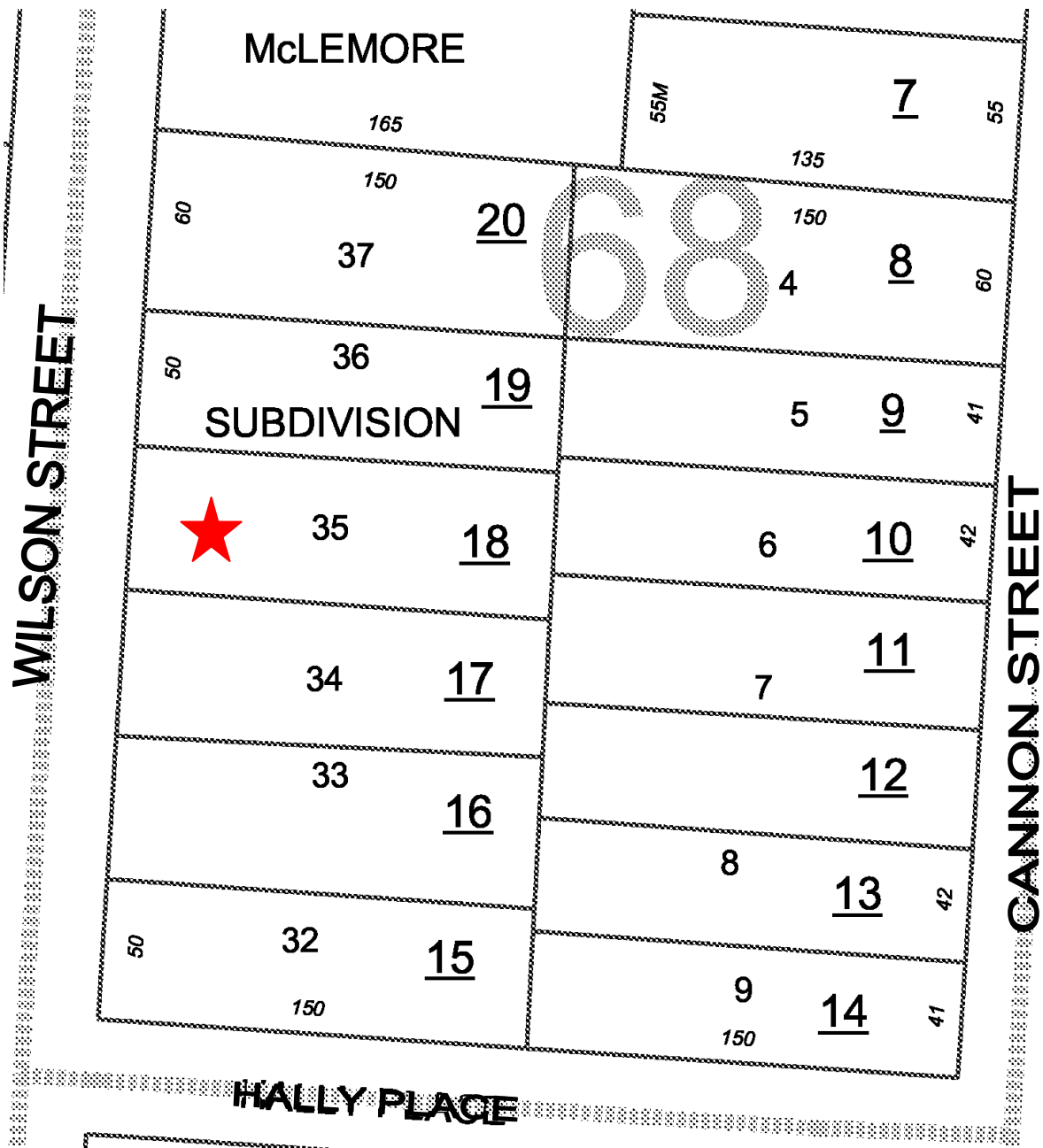
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Ward 24



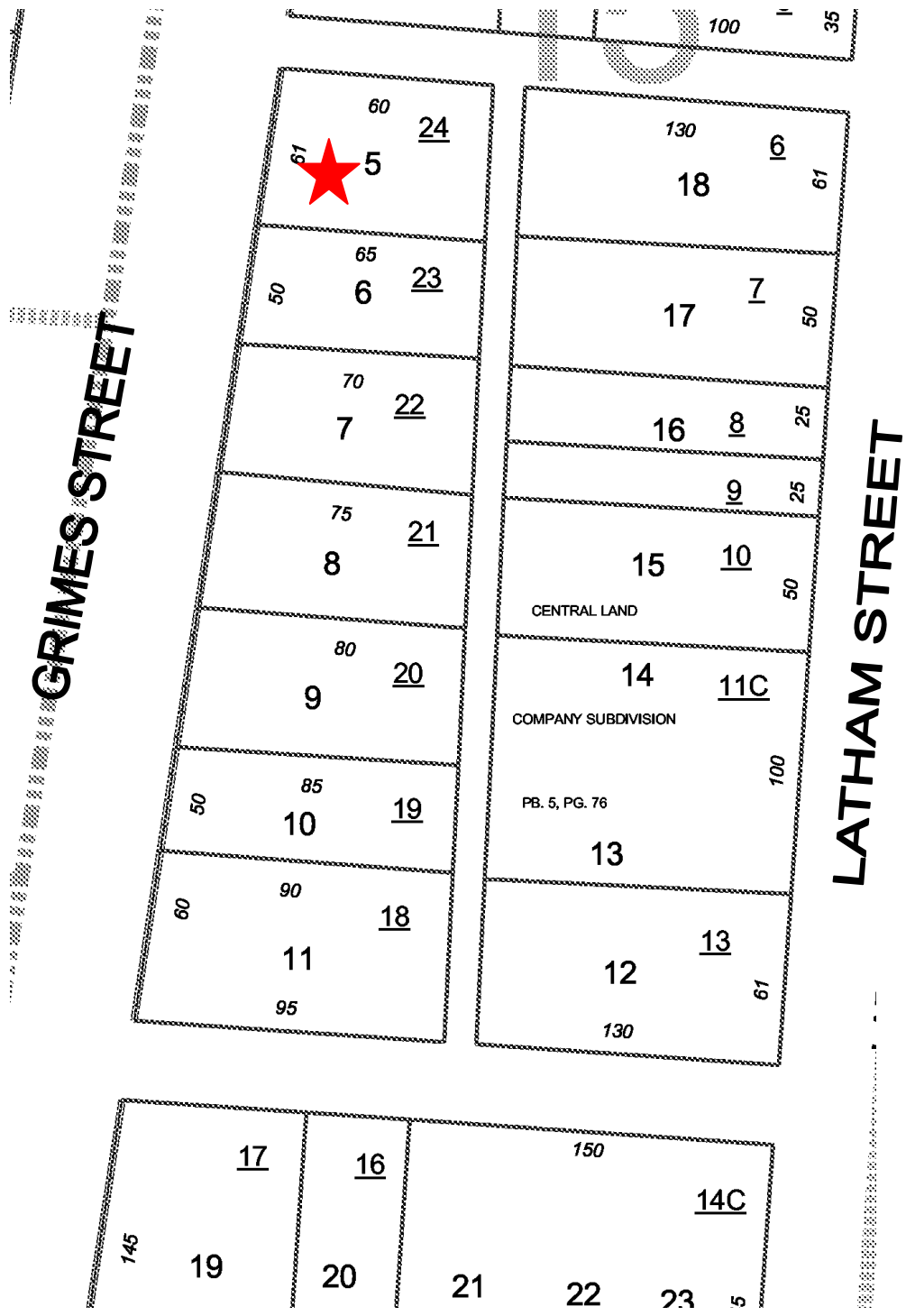
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Ward 26

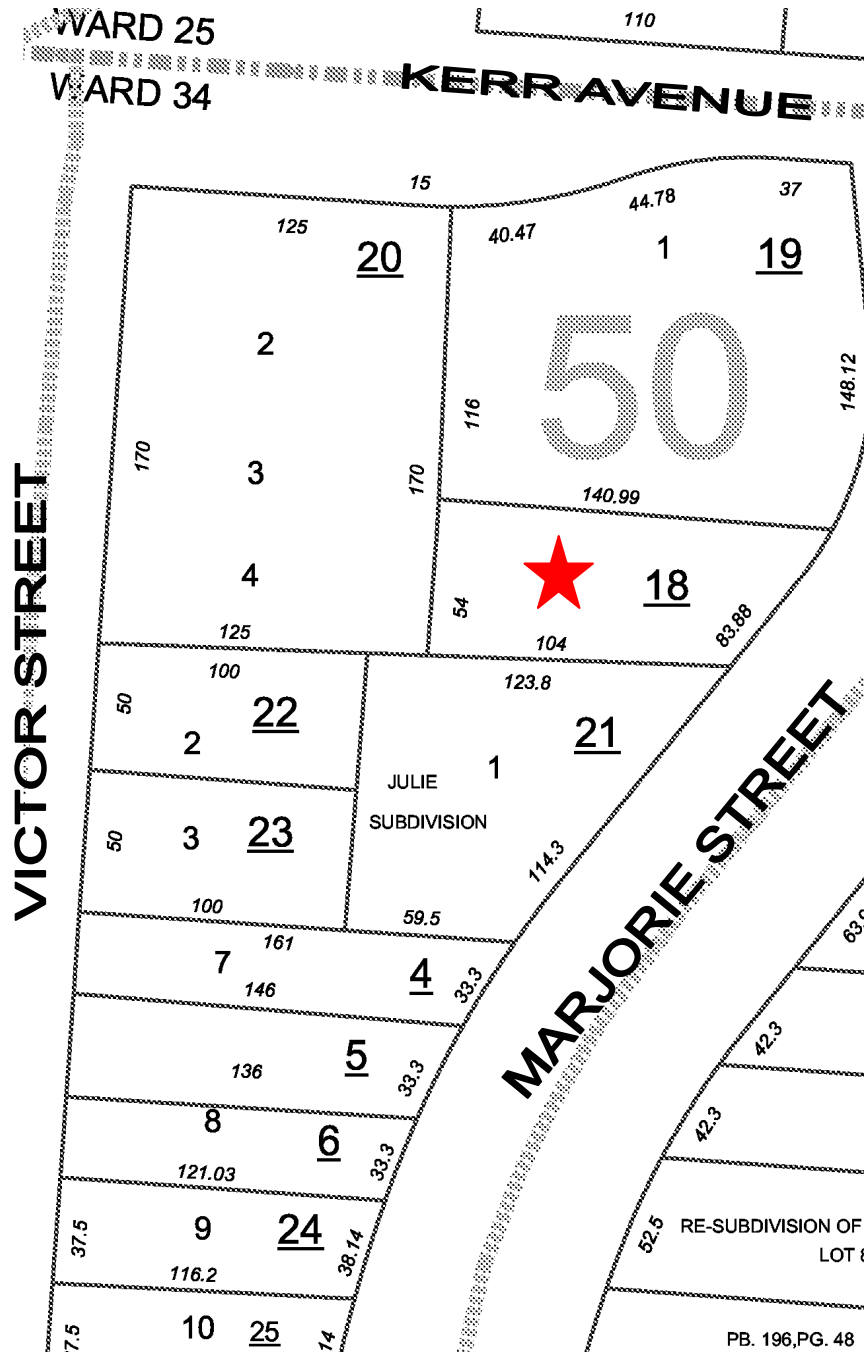


026 0680 0 00018 0

Ward 34



Ward 34



034 0500 0 00018 0

N

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Darron Clayton & Wendy Thompson Clayton (H & W) Date 12/10/09

Address 1017 N. Third St. 38107

Phone 527-2696

Company Name n/a

Company Address _____

Subject Property Address 267 Gaston Ave.

Subject Property ID # 013 0290 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

Wendy Thompson Clayton (x) 12/10/09
 Signature Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Patrice Rogers Date (X) 12-9-9
 Address 8061 Longbranch Terrace Apt., 14, Glen Burnie, MD 21061
 Phone 410 384-8837
 Company Name n/a
 Company Address _____
 Subject Property Address 1427 Cameron St.
 Subject Property ID # 013 0620 0 00010 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
 Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
 Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Patrice Rogers
 Signature

(X) 12-9-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Caroline Thomas Date 12/18/09

Address P.O. Box 746, Collierville, TN 38027

Phone 853-0187

Company Name n/a

Company Address _____

Subject Property Address Cochran St..

Subject Property ID # 020 0900 0 00002 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Caroline Thomas
 Signature

12-18-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Vision Ten, Inc. / Roy Carrie Date 12/07/09

Address 4252 Durango Lane 38109

Phone 216-5630

Company Name n/a

Company Address _____

Subject Property Address 95 E. Trigg Ave. / Horace St.

Subject Property ID # 024 0550 0 00002 0 / 024 0550 0 00060 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) David L. Moore
 Signature

(x) 12/07/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 12/03/09

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address _____

Subject Property Address 1182 Wilson St.

Subject Property ID # 026 0680 0 00018 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

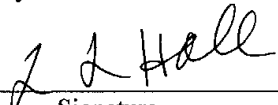
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

7-Dec-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Mack Mathews & Derrick Doty (Partners) Date 12/01/09

Address 2927 Maplehurst St. 38127

Phone 570-9428

Company Name n/a

Company Address _____

Subject Property Address 1626 Grimes St.

Subject Property ID # 034 0150 0 00024 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

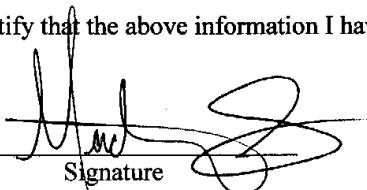
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 12-1-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Archie M. Collins Date 11/18/09

Address 735 S. Parkway E. 38106

Phone 412-2550

Company Name n/a

Company Address _____

Subject Property Address 1477 Marjorie St.

Subject Property ID # 034 0500 0 00018 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) Nov 18, 2009
Date